PLANNING AND COMMUNITY DEVELOPMENT Phone: 405-366-5433

CASE NUMBER: PD20-20

APPLICANT:

America's CAR-MART, Inc.

DATE:

July 9, 2020

LOCATION:

512 N. Interstate Drive

WARD:

3

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Preliminary Plat. This property is currently zoned C-2, General Commercial District.

Please join us for a Pre-Development discussion of this proposal on Thursday, July 23, 2020 from 6:00 p.m. until 6:30 p.m. This Pre-Development Informational Meeting will be held via ZOOM video conference. Although City Council Chambers will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually and staff. Council Chambers of the Norman Municipal Complex is at 201 West Gray Street, located north and west of the downtown Post Office. If you would like to participate in the ZOOM meeting, please email us prior to 4:00 p.m. on July 22 at Current. Planning@NormanOK.gov and we will send you the link and password to access the meeting. Please Be Sure to Include the Case No. and Applicant, Found at THE TOP OF YOUR LETTER, SO THAT WE SEND YOU THE PROPER CODE.

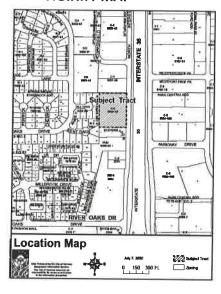
This applicant has filed a concurrent application for Planning Commission consideration of this project at their August 13, 2020 meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Joe Orr, (479) 443-4506 between 9 am and 6 pm. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Application for **Pre-Development Informational Meeting**

Case No. PD 20 - 20

City of Norman Planning & Community Development - 201 W, Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Blew & AssociatesAmerica's CAR-MART, Inc.	Address 5104 S Pinnacle Hills Pkwy, S 72758 \ 802 SE Plaza Ave. Be	
engineers@blewinc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) JOE Orr 479-443-4506 BEST TIME TO CALL: 9 am - 6 pm	
Concurrent Planning Commission review requested and apple A proposal for development on a parcel of land, generally logical Range 3 West.		Fownship 9 North,
and containing approximately 2.98 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months. The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use): An Auto Sales lot which will utilize approximately 1.97, the remaining 1.01 acres will not be developed at this time.		
This proposed development will necessitate (check all that apply): 2025 Plan Amendment Growth Boundary Land Use Transportation District(s)	Items submitted: Deed or Legal Description Radius Map Certified Ownership List Written description of project	Concurrent Planning Commission Review Requested: Received on: 7-6-2020
☐ Special Use for	■ Preliminary Development Map ■ Greenbelt Enhancement Statement ■ Filing fee of \$125.00 Current Zoning: C-2 Current Plan Designation: C-2	ata.m./p.m.

